

# PLANNING AND ZONING COMMISSION AGENDA

Tuesday, May 10, 2016

8:00 P.M.

<b>Auditorium</b>
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Town Hall

## **PUBLIC HEARING**

The Darien Planning & Zoning Commission has prepared the 2016 Town Plan of Conservation & Development (POCD) in accordance with the requirements of Section 8-23 of the Connecticut General Statutes. This document includes policy sections entitled: Development Strategies, Conservation Strategies and Infrastructure Strategies. The proposed POCD is an update of the 2006 Plan. The proposed plan has been filed in the office of the Town Clerk and on the Town Internet web site at: [www.darienct.gov/townplanupdate](http://www.darienct.gov/townplanupdate)

## **GENERAL MEETING**

### **Discussion, deliberation and possible decisions regarding:**

The Darien Planning & Zoning Commission has prepared the 2016 Town Plan of Conservation & Development (POCD) in accordance with the requirements of Section 8-23 of the Connecticut General Statutes. This document includes policy sections entitled: Development Strategies, Conservation Strategies and Infrastructure Strategies. The proposed POCD is an update of the 2006 Plan. *COMMISSION TO DELIBERATE AND POSSIBLY ADOPT PLAN ONLY IF PUBLIC HEARING HAS BEEN CLOSED EARLIER IN THE MEETING.*

**Business Site Plan Application #290/Special Permit, Land Filling & Regrading Application #375, Shake Shack, 1340 Boston Post Road.** Proposing to construct a restaurant with outdoor dining, associated parking, and associated stormwater management, and to perform related site development activities. *HEARING CLOSED 3/22/2016. DECISION DEADLINE 5/26/2016.*

**Amendments to the Darien Zoning Regulations put forth by Knobel Hill, LLC (COZR #4-2016).** Proposal to amend various subsections of Section 430 of the Zoning Regulations, which address the below market rate (BMR) units required for Active Senior Residential developments. These changes would: reduce the minimum average size of off-site BMR units to 45% of the average of the on-site market-rate units; and would remove the age restriction from the off-site BMR units. *PUBLIC HEARING CLOSED: 4/5/2016. DECISION DEADLINE: 6/9/2016.*

**Amendments to the Darien Zoning Regulations put forth by Darien ALF Property, LLC/Maplewood Darien, 599 Boston Post Road (COZR #5-2016).** Proposal to amend Section 627 of the Zoning Regulations to allow that Area and Bulk Requirements for an Assisted Living Facility (ALF), Memory Care Facility (MCF), or a combination thereof be determined on a case-by-case basis by the Commission. The proposal seeks to correct an internal inconsistency that exists within Section 620 (DB-2 Zone). *HEARING CLOSED: 4/5/2016. DECISION DEADLINE: 6/9/2016.*

**Flood Damage Prevention Application #351, Land Filling & Regrading Application #374, Blas Hernandez, 15 Waverly Road.** Proposal to raze the existing residence and construct a replacement single-family residence and perform related site development activities within a regulated area. *PUBLIC HEARING CLOSED: 4/5/2016. DECISION DEADLINE: 6/9/2016.*

*Discussion and deliberations ONLY regarding the following:*

**Proposed Amendment to the Darien Zoning Map (COZM #2-2016), Proposed Amendments to the Darien Zoning Regulations (COZR #3-2016), put forth by the Darien Housing Authority, 719 Boston Post Road.** Proposal to: 1) modify the Darien Zoning Map by applying the Municipal Use Zone to the subject property as an overlay zone; and 2) modify section 420 *et. seq.* of the Darien Zoning Regulations to modify the MU Zone to allow a maximum building coverage of 25 percent, and to permit more than one principal use on a parcel. *PUBLIC HEARING CLOSED ON 3/29/2016. DECISION DEADLINE: 6/2/2016.*

**AND**

**Site Plan Application #291/Special Permit, Land Filling & Regrading Application #378, Darien Housing Authority, 719 Boston Post Road.** Proposal to raze the residential structures on the property and construct 55 units of multi-family housing with associated parking and stormwater management and perform related site development activities. *PUBLIC HEARING CLOSED ON 4/26/2016. DECISION DEADLINE: 6/30/2016.*

**Amendment to the Darien Zoning Regulations put forth by Darien ALF Property, LLC/Maplewood Darien, 599 Boston Post Road (COZR #9-2016).** Proposal to amend Section 907 of the Zoning Regulations regarding the setback and location requirements for subsurface parking structures. The amendment proposes that subsurface parking levels shall not constitute stories for purposes of calculating building height. *PUBLIC HEARING CLOSED ON 5/5/2016.*

**Business Site Plan #146-D/Special Permit, Lithos, 319 Boston Post Road.** Proposal to establish outdoor dining in front of the restaurant. *PUBLIC HEARING CLOSED ON 5/5/2016.*

**Business Site Plan #33-F & #33-G/Special Permit, Brian McKay, 537-567 Boston Post Road.** Proposal to establish a personal service tenant in the former Kempo Karate space behind Compleat Angler at 537 Boston Post Road; and to establish a personal service tenant at 555 Boston Post Road in the first floor space formerly occupied by Core Health. *HEARING CLOSED ON 5/5/2016.*

**Any Other Business (Requires two-thirds vote of Commission)**

**ADJOURN.**